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**Town of Shandaken Zoning Board of Appeals
Minutes for Regular Monthly Meeting
February 15, 2023**

The regular monthly meeting was called to order with the pledge of allegiance at 7:02 pm.

Roll called by Secretary to the Zoning Board of Appeals Olivia Amantia, and attendance was recorded as follows:

Mark Loete Chair	Present
Gary Guglielmetti	Present
Allen Vella	Present
Christian Lynch	Absent
Henry Williams	Present

Roll Call Summary: 4 Present, 1 Absent

Others Present: Zoning Enforcement Officer Grace Grant, Robert Lopez

Minutes: Chair Mark Loete begins the regular monthly meeting, with the first order of business being the approval of last month's minutes. With no corrections, Board Member Vella makes a motion to accept the previous month's minutes, seconded by Board Member Guglielmetti.

The applicant on the agenda this evening, is Robert Lopez. Mr. Lopez is here for an Area Variance at 2199 Upper Birch Creek Road. The applicant needs the Variance so he can meet his setbacks, in order to build a new house on the parcel. There is currently a trailer with an addition on the property, which he plans on getting rid of, and build a new house. The applicant states where he is proposing the new house, is the only place on the property where it's flat enough, much of the property is like a swamp, and he needs to go where the septic is. Chair Loete ask's the Board if they have any questions, they do not. Chair Loete states a Public Hearing will be held next month for Mr. Lopez for his Variance. Chair Loete makes a motion for a Public Hearing for the applicant, seconded by Board Member Vella, all in favor. The Public Hearing will be March 15th at 6:45.

Old Business:

New Business:

Adjournment:

There being no further business Chair Loete made a motion to adjourn the meeting, Board Member Vella seconded the motion, all in favor. Meeting adjourned at 7:08 pm. These minutes were prepared by the Zoning Board of Appeals Secretary Olivia Amantia.